008.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,300 / 829,300
					USE VALUE:	829,300 / 829,300
					ASSESSED:	829,300 / 829,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDMAN LINDA/TRUSTEE
Owner 2:	LINDA HANDMAN INVESTMENT TR
Owner 3:	
Street 1:	42 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HANDMAN LINDA -
Owner 2:	-
Street 1:	42 MARION ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,547 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6547.000	336,200		493,100	829,300
Total Card	0.150	336,200		493,100	829,300
Total Parcel	0.150	336,200		493,100	829,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.75 | /Parcel: 418.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7281
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

!784!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,200	0	6,547.	493,100	829,300	829,300	Year End Roll	12/18/2019
2019	101	FV	255,400	0	6,547.	523,900	779,300	779,300	Year End Roll	1/3/2019
2018	101	FV	255,400	0	6,547.	382,200	637,600	637,600	Year End Roll	12/20/2017
2017	101	FV	257,700	0	6,547.	332,900	590,600	590,600	Year End Roll	1/3/2017
2016	101	FV	245,500	0	6,547.	283,500	529,000	529,000	Year End	1/4/2016
2015	101	FV	239,400	0	6,547.	277,400	516,800	516,800	Year End Roll	12/11/2014
2014	101	FV	239,400	0	6,547.	228,100	467,500	467,500	Year End Roll	12/16/2013
2013	101	FV	239,400	0	6,547.	217,000	456,400	456,400		12/13/2012

PRINT

Date	Time
12/10/20	16:30:18

LAST REV

Date	Time
10/11/17	09:30:42
apro	
784	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANDMAN LINDA,	69804-541		8/21/2017	Convenience	1	No	No		
FITCH JOHN ELLI	67800-203		8/12/2016		760,000	No	No		
BARLETTA RICHAR	51576-194		8/15/2008		475,000	No	No		
	18887-583		2/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	7281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	760	Redo Kit	24,500	C				
2/3/2017	127	Redo Bat	14,000	C				
9/17/2008	1148	Re-Roof	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
3/6/2017	SQ Returned	MM	Mary M
9/23/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6547		Sq. Ft.	Site		0	80.	0.94	1									493,131						493,100	

Total AC/HA: 0.15030 | Total SF/SM: 6547 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,131 | Spl Credit | Total: 493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24794984
Const Adj.:	0.98598063
Adj $ / SQ:	153.807
Other Features:	79250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412989
Depreciation:	76816
Depreciated Total:	336173

COMMENTS

TERMITE DAMAGE IN FIN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

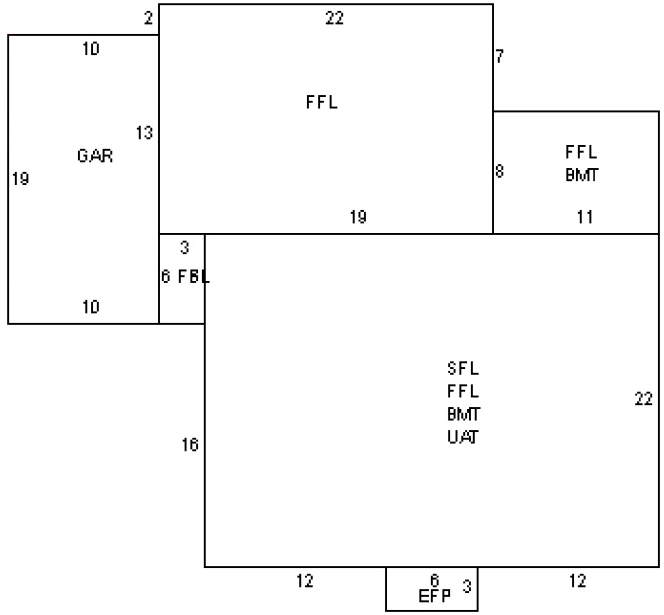
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.81
Special Features:	0	Val/Su Net:	116.86
Final Total:	336200	Val/Su SzAd	191.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,096	153.810	168,572
BMT	Basement	748	62.750	46,939
SFL	Second Floor	660	153.810	101,512
GAR	Garage	190	27.760	5,275
UAT	Upper Attic	165	61.520	10,151
EFP	Enclos Porch	18	71.580	1,288

Net Sketched Area:	2,877	Total:	333,737
Size Ad	1756	Gross Are	3372	FinArea	1980
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	